

Administration 415 927-5110
Customer Service

Fire 415 927-5007
Public Works 415 927-5017

Recreation 415 927-6746
Library 415 927-5005



CITY OF LARKSPUR

Planning 415 927-5038
Building Permits

Twin Cities Police 415 927-5150

Fax 415 927-5022
Web www.ci.larkspur.ca.us

April 2, 2009

HOUSING POLICY
DEVELOPMENT, HCD

APR 03 2009

Cynthia Bryant
Director
Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Re: City of Larkspur's Calendar Year 2008 Annual Report on the General Plan and
Housing Element

Dear Ms Bryant:

The City of Larkspur is pleased to submit its Calendar Year 2008 Annual Status Report on the City's General Plan and Housing Element. The Report was reviewed by the Larkspur City Council at their April 1, 2009 meeting.

Please contact me at (415) 927-5025 if you have any questions regarding the report.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Kaufman".

Nancy Kaufman
Planning Director

Enclosure

cc: State Housing & Community Development Department ✓
City Manager

CITY OF LARKSPUR
Staff Report

DATE: April 1, 2009

TO: LARKSPUR CITY COUNCIL

FROM: Nancy Kaufman, Planning Director

SUBJECT: 2008 Annual Report on the Larkspur General Plan and Housing Element

ACTION REQUESTED

- Accept Calendar Year (CY) 2008 Annual Report on the Larkspur General Plan.
- Direct staff to send Annual Report to the State Office of Planning and Research and the State Department of Housing and Community Development.

REFERENCE

Government Code Section 65400(b)(1)

FISCAL IMPACT

None.

ENVIRONMENTAL REVIEW STATUS

Not applicable.

BACKGROUND

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and its implementation. A copy of the report is required to be sent to both the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD). The intent of the legislation is to ensure that the City's General Plan is relied upon for all land use decisions and that it remains an effective tool for guiding future development. The report serves to provide the City Council with information regarding the current status of the General Plan policies and their implementation during the past year. The Government Code also states that the annual report shall be provided to the legislative body by April 1 of each year and shall reflect the previous calendar year. Though the specific forms have not yet been approved by the State, the report is to include an Annual Housing Progress Report on Housing Element Implementation. Therefore, staff has completed and attached to this report the draft forms that are under consideration by the State Department of Housing and Community Development pursuant to CCR Title 25, Section 6202.

This report follows the same format as presented to the Council in previous years. With respect to the main body of the report, the portions in bold are those that relate to specific actions or events

that occurred in 2008. Given that many of the General Plan policies are implemented on an ongoing basis, and it is helpful for the report to be comprehensive for any new reader (i.e., that the report include background on each element), the bold print is to identify the changes or additions that are made to the report, year to year.

As with last year's report, the major themes of each of the General Plan's eight elements are provided below as paraphrased in the Plan's Introduction. The themes are followed by a brief description of the activities taken during the past year to implement specific policies of that particular element. Since the elements are interrelated, many of the activities apply to more than one policy. Please refer to the General Plan document for the complete listing of goals, policies, and programs for each element.

DISCUSSION

Land Use Element

Summary: The Land Use Element provides the physical framework for the future growth of the community. It includes a discussion of the Larkspur Planning Area, the land use pattern in Larkspur, a description of the land use categories, and descriptions of the City's residential neighborhoods, commercial districts, and planned development districts. It also includes information regarding the City's public schools, public facilities, and open space areas. Most importantly, the Land Use Element includes the City's goals, policies, and programs relative to land uses in the City and proposed land use changes.

Major Themes:

- Preserve and enhance Larkspur's unique physical and natural setting, while accommodating suitable new development. Maintain the city's overall residential character and the scale of its neighborhoods. At the same time, encourage a diverse demographic (especially age and family and social) mix.
- Enhance the attractiveness and viability of existing commercial areas. Ensure that they provide neighborhood-serving businesses and are accessible by means other than the auto. Preserve the historical character of Downtown and its surrounding neighborhoods. Establish a town center or civic nucleus.
- Maintain the present mix of uses in the area east of Highway 101, especially the mobile homes affordable to seniors and to young families.

Goals, Policies and Action Programs: The first set of goals, policies and action programs in the Land Use Element address the City's neighborhoods. These are implemented through the regular actions of the Planning Commission and Planning Department staff during review of project applications. These reviews include ensuring that proposed densities are consistent with the General Plan and that projects meet the City's regulations that are designed to protect the City's hillsides and environmentally sensitive areas.

Central Larkspur Specific Plan. The Larkspur City Council approved the Central Larkspur Specific Plan (CLASP) in September of 2006, with amendments to the General Plan to reflect the multifamily component of the plan in Subarea 3 (aka the Niven Property), the Parkland/Public

Facilities designation for the proposed community facility, and to incorporate existing and proposed bicycle/pedestrian pathways. The Council's public hearings and review of the CLASP were specifically guided by the Land Use Element policies. The General Plan policies were also reflected in the Council's discussions of the project's impacts on the Community. With the associated General Plan amendments, the CLASP was found to be consistent with the General Plan.

During June 2008, the Planning Commission held public hearings on the application for CLASP Subarea 3 and referred the application to the City Council with a recommendation for approval conditioned upon a number of changes to the project. The City Council approved the Preliminary Development Plan for Subarea 3 and related amendments to the Central Larkspur Specific Plan in July of 2008. The Plan was found to be consistent with the City's General Plan.

The General Plan policies were also a factor in the Council's approval of a General Plan Amendment and Preliminary Development Plan for the 2000 Larkspur Landing Circle project in 2005, which allowed for an increase in density from Medium (up to 12 du/ac) to High Density Residential (up to 21 du/ac). The Precise Development Plan and Design Review for the residential component of the 2000 Larkspur Landing Circle Project was approved by the City Council in December of 2006. The Precise Development Plan and Design review for the hotel component were approved in 2007. Since the issuance of the grading permit, additional testing of the soil found greater site contamination than originally thought and the project has been on hold awaiting results of further soil sampling and analysis.

Retail and Commercial Areas. The second and third set of goals, policies and action programs of the Land Use Element address the City's retail and commercial areas, and its Downtown, respectively. Again, both the Planning Commission and Planning Department staff implements the retail, commercial, and Downtown policies regularly through the implementation of the City's Zoning Ordinance and the City's Downtown Specific Plan (Action Program [13]). The City's design review process is an excellent tool for ensuring that new development is not detrimental to the surrounding residential community and will enhance the attractiveness and vitality of the existing development.

During 2007, the City received an application from the property owner of 800 Magnolia Avenue requesting a General Plan amendment, rezoning, design review and variance for the relocation of Corbet's Ace Hardware Store from upper Magnolia Avenue to 800 Magnolia. The site is currently designated for office and professional uses. **The application requires the preparation of an environmental impact report (EIR), which is now underway following the Planning Commission's decision to deny an appeal of the Planning Director's decision that an EIR is required.**

Larkspur Downtown. The Downtown policies are also implemented with the assistance of the City's Historic Preservation Board, which reviews proposals for the Downtown Historic District. These practices are evident in the 2005 approval by the Preservation Board and Planning Commission of the project at 484 Magnolia, which included renovation of an existing building in the Downtown with two new residential units over commercial. There is a recorded agreement between the City and the property owner that the two residential units will remain affordable to lower income households. In addition, the CLASP includes implementation of the General Plan policies including Action Program [17], which promotes the creation of a town square at or near the Magnolia Avenue intersection.

Greenbrae, East Larkspur, the Former Railroad Right-of-Way, and other Properties. The next sections of the Element discuss Greenbrae East, vacant properties and those with redevelopment potential, the old Northwestern railroad right-of-way, and San Quentin Peninsula. In June of 2006, the Planning Commission approved applications to allow improvements at the Marin Mobile Home Park on Redwood Highway to allow an existing utility/residential/office building to be brought up to FEMA standards. The project was completed in 2007. During 2008, the City processed an application for Trader Joes to locate within the Cost Plus Center on Redwood Highway. The application was approved in February 2009; Trader Joes will particularly serve residents in an area where no other convenience stores exist.

Also, the Land Use Element's action programs related to the Chevron/Walker property (aka the Nazari property) and the Niven Nursery site guided the CLASP review and approval process. The old Northwestern Pacific Railroad right-of-way has been and continues to be improved as a major regional pedestrian/bicycle pathway. The property representative for the adjacent property within the CLASP area (aka CLASP Subarea 1) submitted a conceptual plan for the property), but then decided not to proceed with it.

The City continues to monitor the proposals for the San Quentin Prison site, including the State's current proposals to rebuild and expand the condemned inmate complex and to construct a new medical service facility.

Regional Cooperation. In terms of cooperating with other jurisdictions in solving regional problems, in protecting environmental resources, and in providing public services, members of the City Council and the City Manager continue to participate on numerous committees and joint power authorities to manage and address issues associated with, but not limited to: the Ross Valley Watershed and Flooding District, consolidation of fire districts, Twin Cities Police Department, Twin Cities shuttle buses (initiated in Fall of 2006), Safe Routes to School program, Marin County Hazardous and Solid Waste Joint Powers Authority, Bay Cities Joint Powers Insurance Authority, Association of Bay Area Governments, and the Cal Park Tunnel (a joint use tunnel for bicycles and trains).

In February 2008, the Marin Climate and Energy Partnership (MCEP), which Larkspur is a member, was awarded a Climate Protection Grant from the Bay Area Air Quality Management District. The grant's purpose is to fund activities and leverage staff resources to better implement successful climate protection programs. As part of the MCEP activities, the City has worked with ICLEI on preparation of a 2005 Greenhouse Gas Emissions Inventory. The Inventory should be completed in Spring 2009 and will serve as a basis for the City's Climate Action Plan (also worked on during 2008) and related greenhouse gas emission reduction goals. In addition, during 2008, the City Council and the City Manager reviewed and analyzed the programs proposed for the Marin Energy Authority and will be holding a public hearing in May 2009 to determine whether the City should join the Authority.

The final section of the Element is the Land Use Changes section. Of the land use changes identified in this section of the Plan, and as identified above, the Niven Nursery site and the Chevron/Walker property were included in the CLASP consistent with the policies of the General Plan. Also, as noted above, the applicant for the 2000 Larkspur Landing Circle project proposed on the Sanitary District No. 1 site received a General Plan Amendment for the site in 2005. The property owner for the McLaren property submitted an application for a General Plan amendment

and the City Council held a study session on the proposal in July of 2006. The Council indicated that the applicant should pursue the environmental review process to provide the Council with more information; the applicant has chosen not proceed with his plans.

Community Character Element

Summary: The Community Character Element provides an overview of the elements of Larkspur's character including its boundaries, natural environment, built environment and gateways. Together with Appendices A and B of the General Plan, the Element provides descriptions of the City's gateways and its individual neighborhoods. The Community Character goals, policies and programs are outlined for preserving and enhancing the positives of the City's neighborhoods and for eliminating the negatives. There is also a brief summary of the City's historic and archaeological resources together with associated goals, policies and programs.

Major Theme:

- Preserve, enhance, and strengthen Larkspur's livable and attractive environment, its community identity, and its special "sense of place." Promote a greater awareness of and sensitivity toward Larkspur's historic and archaeological heritage.

Goals, Policies and Action Programs: The community's character is always at the forefront in the consideration of any project proposal by the City Council, Planning Commission or Planning Department staff. The City's Zoning Ordinance, particularly its design review requirements, is the primary implementation tool to ensure the maintenance of and enhancement of the community's character. The last updates to the Zoning regulations were adopted by the City Council in May and October of 2007.

The City's Historic Preservation Board is active in encouraging broad-based community interest in and support for preservation activities through its historic preservation walks and participation in the local festivals. The Board also maintains the City's historic resources library and inventory. **In September of 2008, based on recommendations from the Historic Preservation Board, the City Council adopted an amended Historic Resources Inventory. As a follow up, in January 2009, the Council approved a Mills Act Contract request for 55 Walnut Avenue and an awards program to honor those that restore and renovate listed historic structures.**

Though not specific to the General Plan policies but an indicator of the Community's character, the City had a successful year of Centennial activities that included a Birthday Celebration, parades, and a Rose Bowl Dance reminiscent of the historic Rose Bowl Dances that were held from 1913 to 1963.

Circulation Element

Summary: As stated in the introduction to the Element, the Circulation Element "describes the existing circulation system and travel characteristics in and around the City of Larkspur. It also projects future demand for travel, based on "build-out" of the Land Use Plan and the anticipated circulation deficiencies that would result, and suggests potential ways to alleviate these inadequacies. At the conclusion, these technical analyses are brought together with practical community needs and desires, and presented as the Circulation Goals, Policies, and Programs."

Major Themes:

- Provide safe and efficient transportation facilities for moving people and goods within Larkspur. At the same time, give *quality of life* and *protection of the environment* a higher priority than “traffic mobility,” and do everything possible to ameliorate the negative impacts of local and regional traffic on Larkspur.
- Assure adequate transit service in Larkspur (bus, ferry, airport limousine) as alternatives to the auto.
- Improve the connections between the several parts of Larkspur and with neighboring communities, as well as access from Larkspur to the freeway.

Goals, Policies and Action Programs: The City's Circulation Assessment Permit and traffic impact fee requirements are the tools for implementing many of the policies of the Circulation Element. Another tool is the City's Capital Improvement Program, which identifies the City's priorities for road and bridge improvements throughout the City. Capacity enhancing improvements specifically listed in the City's Circulation Element have been completed on East Sir Francis Drake Boulevard between Larkspur Landing Circle (west) and Highway 101 as was the removal of the railroad trestle over that portion of the roadway.

As noted above under the discussion of the Land Use Element, the City Council's review and approval of the Central Larkspur Specific Plan (CLASP) was specifically guided by the General Plan policies. The Council in their discussions has weighed the various land use, housing, and circulation policies of the General Plan in an attempt to find a balance that best meets the various needs of the community.

Another issue that has been of concern to the Council over the past few years has been the proposed SMART rail extension with a terminus in Larkspur east of Highway 101. The Circulation Element (e.g., Policy v) supports the concept of public transit including a rail connection from the north via a grade separation with Sir Francis Drake Boulevard along the approximate alignment of the existing trestle. This support, however, is qualified in the Element with the City's concerns regarding the impact of rail and its connection with the ferry terminal in terms of its potential to increase local traffic congestion (e.g., pages 80 and 82 of the Circulation Element and Policy v) and to impact the City's quality of life (Goal 1 and 4). Further, the policies state that it is important for the City to work with other agencies to come up with a regional transit option that serves Larkspur, but does not adversely affect it. **In November of 2008, the voters approved a SMART ballot measure. Though the City has had a number of meetings with the SMART Board to discuss the City's concerns with the proposed Larkspur Train Station, for which no parking is proposed and some existing parking would be eliminated, the SMART Board's only commitment to address those concerns is to participate in any regional planning efforts for the area.**

A component of the SMART project includes the Cal Park Tunnel, which is partially located in San Rafael and partially in Larkspur, and is proposed to include both railroad tracks and a bicycle path. **In September 2008, Marin County held an official groundbreaking for the first phase of construction on the Cal Park Tunnel.**

The City has also been involved in discussions and workshops with MTC on plans for Highway 101/Greenbrae Corridor Project and the Central and Southern Marin Transit Study. Also, the City participated with Marin County staff on the planning for the Marin Non-Motorized Transportation Pilot Program that is intended to target a portion of Larkspur's population to educate and encourage the use of alternative means of non-motorized transportation.

During 2008, In addition to participating in the Safe Routes to School and Street Smarts Programs, the City continued to work with the school districts and the Town of Corte Madera on the continuation of a local shuttle system that is designed to serve residents of both communities, especially students, in an effort to provide safe and efficient transportation and to ease the traffic congestion in the area. **The shuttle service, however, has not had the participation necessary to support its continuation.**

Community Facilities and Services Element

Summary: The Community Facilities and Services Element provides an overview of the level of public facilities and related services in Larkspur now and in the future including the City's goals, policies, and action programs relative to its community facilities and services. The public facilities addressed in the Element include parks, schools and other public facilities such as police, fire, City Hall, and the City's corporation yard. Related services include recreation, education, childcare, and general city government. Fire and police *services* are addressed in the Safety section of the Community Health and Safety Element.

Major Themes:

- Provide park facilities and recreation programs for all age groups.
- Cooperate with the school districts to share resources and provide a high level of cultural, recreational, and community use of public buildings and lands. Preserve all existing school sites for future public use, giving school use the highest priority. Renovate and expand public buildings and facilities to meet growing demands for services over the next 20 years.
- Ensure the availability of quality childcare in Larkspur.

Goals, Policies and Action Programs: The City's Annual Budget and Capital Improvement Program are the primary tools for implementing the Community Facilities and Services Element of the General Plan and, within the City's funding abilities, it properly reflects the City's goal of providing park facilities and recreation programs for all age groups. Further, the City continues to work with the Town of Corte Madera to coordinate the use of facilities and services to better serve both communities. The cooperation with the school districts is exemplified in the continued use and maintenance of the jointly funded gymnasium at Hall Middle School and the ongoing discussions relative to similar joint ventures with the Tamalpais Union High School District.

The City continues to run a quality childcare program in cooperation with the Larkspur School District that is highly cherished by the community. Another ongoing joint venture is with the Town of Corte Madera in the development of a new Twin Cities Police Station that will require the relocation of the Larkspur Corporation Yard. During 2006 and early 2007, the City refined its options relative to the relocation of the Corporation Yard. An environmental initial study and

Mitigated Negative Declaration were prepared and approved by the Planning Commission in July of 2007 along with a recommendation for approval of the facilities. Design review of the facilities was approved by the City Council in August 2007 and, in November 2008, the voters approved a bond measure to fund the construction of the facilities.

During the later part of 2008, the City completely renovated the Magnolia Avenue Park, which is to be renamed Centennial Park at a Dedication Re-Opening Celebration on April 4, 2009.

Environmental Resources Element

Summary: The Environmental Resources Element includes an overview, as well as the goals, policies and programs of the City as they relate to open space and preservation of the natural environment, water conservation, water quality, and waste recycling.

Major Themes:

- Preserve and enhance open space features, including marshes and wetlands along San Francisco Bay and Corte Madera Creek, wildlife habitats, view corridors, and ridgelines. Maintain the Corte Madera and Southern Heights Ridges as open space and as community separators between Larkspur and Mill Valley and between Larkspur and San Rafael.
- Protect open space and shoreline/marsh conservation areas from any degradation that could result from public facility improvements such as roads, paths, sewers, or flood control projects.
- Reduce water consumption.
- Reduce the total volume of the city's waste stream.

Goals, Policies and Action Programs: The implementation of the Environmental Resources Element is ongoing with the implementation of the City's Zoning Ordinance and related zoning districts as well as the implementation of the California Environmental Quality Act as it applies to various projects. In January of 2006, the Planning Commission certified an Environmental Impact Report (EIR) for the Oak Road Merger/Subdivision project. The Central Larkspur Specific Plan EIR was certified in September at the time the CLASP document was approved.

As noted under the discussion of the Land Use Element, the City has participated in discussions regarding flooding issues within the Ross Valley Watershed, including clean up of Corte Madera Creek. Further, the City has been refining its methods of determining finished floor elevations for structures to be built within the 100-year flood zone. The City also continues to participate in Marin County Hazardous and Solid Waste Joint Powers Authority.

Community Health and Safety Element

Summary: The Community Health and Safety Element addresses safety and noise requirements required within the Government Code. It also includes air quality, which the Bay Area Air Quality Management District encourages be included within a community's General Plan. As stated in the introduction to the Element, "Community health and safety involves the protection of the community from natural hazards such as floods, earthquakes, landslides, and fires. It also

involves protection from man-made hazards such as air pollution, noise, and hazardous materials. This chapter describes the scope of these hazards, as well as the actions that the City can take to eliminate or reduce the probability of these hazards leading to a major disaster. The overall purpose of this

Element is to protect the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions.”

Major Themes:

- Do what the City can, within reason, to protect the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions. Increase public awareness of flooding, seismic, landslide, fire, and other natural hazards, and of methods to avoid or mitigate their effects. Deter development in areas prone to such hazards.
- Protect Larkspur from accidental exposure to hazardous materials from spills, leaks, vapor releases, and improper or illegal storage and disposal.
- Reduce the adverse effects of noise upon persons living or working in Larkspur, especially the escalation of sound levels in areas where noise sensitive uses exist.

Goals, Policies and Action Programs: In 2006, the City embarked on developing its own Operational Area Hazard Mitigation Plan, which was approved by the City Council in August of 2007. Relative to flooding concerns, in addition to its participation in identifying improvements to the Ross Valley Watershed and refining its methods for determining finish floor elevations for structures within a flood zone, the City distributes and provides flood protection tips on its web site and informs local businesses and residents where sandbags may be obtained.

During 2008, the City successfully promoted and implemented its Get Ready Disaster Preparedness Program, with capacity filled classes that are designed to educate and train residents on how to be prepared for the first 72 hours after a disaster.

In addition, the City’s Building Code, Fire Code, Zoning Ordinance, and Resolution 05/04 which reaffirms the City’s Fire Safety Hillside Development Standards, are used as tools to implement the policies of the Element. Further, the application of the California Environmental Quality Act also serves as a tool to implement the Element’s policies particularly as they relate to geology, noise, and air quality.

Bicycle and Pedestrian Trails and Paths Element

Summary: The Bicycle and Pedestrian Trails and Paths Element is intended to provide the City with the vision to plan and secure a complete citywide system of trails and paths that link sections of Larkspur to one another and to neighboring communities and open space areas. The Element was developed in coordination with the Marin Countywide Trails Plan.

Major Theme:

- Make it easier to move around Larkspur without having to use a car. Provide safe, paved, bicycle and pedestrian paths to schools, shopping areas, recreation facilities, and open space preserves. Improve traffic safety for bicyclists and pedestrians.

Goals, Policies and Action Programs: Through the Capital Improvement Program, the City continues to improve on the City's bicycle and pedestrian pathways. The approved Central Larkspur Specific Plan (CLASP) identifies pedestrian and bicycle links within the trail and path system that will connect to and through the CLASP area. Further, the General Plan Amendment approved in association with approval of the CLASP included revising the City's Bicycle/Pedestrian Circulation Plan to expand the trail system as shown on the Plan and to reflect an existing trail that currently is not on the plan. Also, as noted in the discussion of the Circulation Element, the City has participated in the planning for the Cal Park Tunnel, a planned bicycle pathway connection between the San Rafael and Larkspur. **During 2008, the Public Works Department expended grant funds on multi-use path improvements along Doherty Drive at Magnolia Avenue, which serve both the middle and high schools located along that Doherty Drive.**

Housing Element

Summary: The Housing Element addresses the requirements of State Housing Law, but more importantly it addresses the needs of the City. The Element includes a housing needs analysis, a housing opportunities analysis, the City's vision, goals and objectives relative to housing, and the City's housing policies and implementing programs.

Major Themes (also the Housing Element Objectives):

- Enhance our sense of community by identifying shared responsibilities from all sectors within the community (government, business, neighborhoods, non-profits, etc.) that effectively address the City's housing needs.
- Promote equal housing opportunities for all persons and assure effective application of Fair Housing law.
- Assure that new housing is well designed and of an appropriate scale to enhance our neighborhoods and community as a whole. Protect and enhance the housing we have and ensure that existing affordable housing "at risk" of conversion to market rates will remain affordable.
- Promote the creation of housing near the workplace and establish non-residential use contributions to affordable workforce housing.
- Maintain a diverse population by providing a variety of choices in the type, size, cost and location of new housing and more efficient use of existing housing, including the creative and efficient use of vacant land and the redevelopment of built land within established development areas to support local transit and services, maximize sustainability, and help maintain our environment and open space.
- City seeks to provide its "Fair Share" of very-low, low and moderate-income housing and to ensure affordable housing remains affordable over a long term.
- Encourage well-designed, legal second units in all residential neighborhoods.

- Provide housing for population groups who require special assistance. Provide housing assistance for special needs and link housing to Health and Human Services programs helping meet the needs of seniors, people with disabilities, homeless and others.
- Be aggressive and creative in finding ways to increase ongoing local funding resources for low income special needs housing.
- Encourage energy conservation in housing.
- Take a proactive approach in sharing resources and making organizational changes to effectively create and respond to opportunities to achieve housing goals.

Goals, Policies and Action Programs: The policies and programs outlined in the Housing Element that are to be implemented on an ongoing basis continue to be implemented as the opportunities present themselves, such as providing housing information, implementing the City's design review procedures, the prohibition of condominium conversions due to the low rental vacancy rate, presale home inspections, update of the City's historic resources inventory, inspection of multi-family residences, and priority processing of applications that include affordable housing. The attached tables/forms provided by HCD include a summary of the implementation of the major housing element programs and data on residential building permits issued.

The following table, however, summarizes residential unit planning approvals (1999-2008) as well as building permits relative to the City's approved Housing Element.

Project	Unit Type	Tenure R=Rental O=Owner	Affordability by Household Income					Totals	
			Very-Low	Low	Mod	Above Mod	Total	Plng Appls	Bldg Pmts
Casitas de Larkspur	SF-attached	O				6	6	6	6 mkt rate
Monahan/EAH	SF/MF	O/R	24			23	47	47	9 mkt rate (5 in '08) 24 Afd (24 in '08)
Blue Rock Inn	MF	R	7	4			11	11	11
Second Units		R	2		4		6	6	3
Downtown-Vacant Sites								0	0
Downtown-Above Commercial	MF	R		2			2	2	2

North End Magnolia								0	0
N. of Corte Madera Creek								0	0
CLASP- Subarea 3, Niven Property	Senior Apts	O		2	3	37	42	85 +6-2nd units Pelim Plan appr'd (July '08)	0
	Senior cottages	O		1	2	5	8		
	cottages	O		3	3		6		
	2 nd units	R	2	2	2		6		
	SF homes	O				29	29		
Sanitary District Property	SF- attached	O		12	13	101	126	126 Prelim & Precise Plan appr'd	0
Tiscornia Winery								0	0
McLaren Property								0 Appl With- drawn	0
S.F. Market Rate Bldg Per'ts Other than for above Projects	SF	O				29	29		19 mkt rate (1 in '08)
Totals				35	26	27	230	318	289
Regional Housing Need				56	29	85	133	303	74

STAFF RECOMMENDATION

Accept CY 2008 Annual Report on the Larkspur General Plan and direct staff to send the Report to the State Office of Planning and Research and the State Department of Housing and Community Development.

Respectfully submitted, Nancy Kaufman, Planning Director

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of Larkspur

Mailing Address: 400 Magnolia Avenue, Larkspur, CA 94939

Contact Person: Nancy Kaufman

Title: Planning Director

Phone: (415) 927-5025 FAX: (415) 927-5022

E-mail: nkaufman@larkspurcityhall.org

Reporting Period by Calendar Year: from Jan. 1, 2008 to Dec 31, 2008

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Larkspur
Reporting Period Jan. 1, 2008 - Dec. 31, 2008

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information													Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	6		7	8	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.				
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units							
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income										
Drakes Way 18-191-45	5+	R	24				24			Inc						
(9) Total of Above Moderate from Table A2							6	6								
(10) Total by income units (Field 5) Table A			24					30								

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Larkspur	
Reporting Period	Jan. 1, 2008	- Dec. 31, 2008

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
	2	4				6

(CCR Title 25 §6202)

Jurisdiction	City of Larkspur
Reporting Period	<div>Jan. 1, 2008</div> <div>-</div> <div>Dec. 31, 2008</div>

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Deed Restricted Non-deed restricted	56	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	29											48
	Non-deed restricted											8	
Low	Deed	85											23
	Non-deed restricted											2	
Moderate	Deed	133											83
	Non-deed restricted											2	
Above Moderate			0	2	1	1	4	3	1	2	14	28	105
Total RHNA by COG. Enter allocation number:		303											
Total Units			0	2	1	1	4	14	1	5	16	44	259
Remaining Need for RHNA Period													

City of Larkspur 1999-2008				PROGRAM IMPLEMENTATION STATUS		Table C
Program Name	Program Number	Specify Implementation Status of Program	Status			
Sense of Community & Creation of Successful Partnerships	H1.A-B	X Fully Implemented [Date: 2002/2003] X Implementation in Progress-Ongoing Not Implemented	Res./Ord. No: _____ Date: _____ Actions Taken: Completed and ongoing. Key Outcomes: Provide housing information to the public and coordinate with other agencies.			
Equal Housing Opportunities	H2.A-C	X Fully Implemented [Date:] X Implementation in Progress-Ongoing Not Implemented	Res./Ord. No: _____ Date: _____ Actions Taken: Completed and ongoing. Key Outcomes: Respond & educate re: housing discrimination; provide equitable public services.			
Housing Design	H3.A-B	X Fully Implemented [Date: April-Nov 2004] X Implementation in Progress-Ongoing Not Implemented	Res./Ord. No: _____ Date: April & Nov 2004 Actions Taken: Completed and ongoing. Key Outcomes: Reviewed design review findings at the time of Zoning Ordinance updates to ensure they would not be unduly burdensome or discouraging to the construction of affordable housing.			
Existing Housing & Neighborhood Preservation	H4.A,B, E	Fully Implemented [Date:] X Implementation in Progress-Ongoing Not Implemented	Res./Ord. No: _____ Date: _____ Actions Taken: Ongoing. Key Outcomes: Protect existing housing stock and affordable housing.			
Existing Housing & Neighborhood Preservation	H4.C	X Fully Implemented [Date: 2004] Implementation in Progress Not Implemented	Ord. No: 939 Date: 11/3/04 Taken: Completed text amendments. Key Outcomes: Revised Downtown Zoning Districts to require a use permit for conversion of residential to commercial uses and increased parking required of the commercial use.	Actions		
Existing Housing & Neighborhood Preservation	H4.D	X Fully Implemented [Date: 9/3/08] Implementation in Progress Not Implemented	Res.: No: 33/08 Date: 9/3/08 Actions Taken: Completed updated Inventory-September 2008 Key Outcomes: Preserve existing housing stock and historic homes.			

Establish Job/Housing Linkage Fee Program	H5.A-C	<p>Fully Implemented [Date: _____] X</p> <p>Progress - Ongoing. X</p> <p>Not Implemented X</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: The City of Larkspur has very little new commercial development; therefore, this has not been a priority given the little return that is expected.</p> <p>Employee housing opportunities ongoing.</p> <p>Key Outcomes:</p>
Implement Actions for Central Larkspur Area Specific Plan (CLASP)	H6.A	<p>X Fully Implemented [Date: 10/4/06]</p> <p>Progress <input type="checkbox"/></p> <p>Not Implemented <input type="checkbox"/></p>	<p>Res. Nos: 46/06 & 48/06 Dates: Both 9/20/06 ; Ord. No. 950 Date: 10/4/06</p> <p>Actions Taken: Amended General Plan, Downtown Specific Plan, and rezoned Niven Nursery site; certified EIR.</p> <p>Key Outcomes: Applicant for development of CLASP Subarea 3 (Niven Property) has processed and received approval for a Preliminary Development Plan and has an application in for a Precise Development Plan, Design Review and Tentative Map. Preliminary Development Plan allows for 85 residential units (2- V-Low; 8 Low; 9 Moderate; and 66 Above Moderate). Project includes 50 senior housing units.</p>
Work with Developers	H6.B	<p>Fully Implemented [Date:]</p> <p>X Implementation in Progress-Ongoing <input type="checkbox"/></p> <p>Not Implemented <input type="checkbox"/></p>	<p>Res. Nos: _____ Dates: _____ Ord. No. _____ Date: _____</p> <p>Actions Taken: Ongoing</p> <p>Key Outcomes: Additional housing units/affordable housing; developers have included the inclusionary required units in their proposed developments.</p>
Continue to work with School District	H6.C	<p>Fully Implemented [Date:]</p> <p>X Implementation in Progress-Ongoing <input type="checkbox"/></p> <p>Not Implemented <input type="checkbox"/></p>	<p>Res. Nos: _____ Dates: _____ Ord. No. _____ Date: _____</p> <p>Actions Taken: Ongoing; based on opportunities.</p> <p>Key Outcomes: Develop affordable housing.</p>
Review and Update Parking and Other Development Standards	H6.D	<p>X Fully Implemented [Date: 11/3/04]</p> <p>Implementation in Progress <input type="checkbox"/></p> <p>Not Implemented <input type="checkbox"/></p>	<p>Ord. No: 939 & 940 Date: Both 11/3/04</p> <p>Actions Taken: Omnibus Zoning Ordinance: Changed parking standards to increase parking if converting from residential to commercial uses and amended the Commercial regulations to require only one parking space per unit for residential over first story commercial. Also, amended commercial districts to exempt second-story residential units over first story commercial from FAR restrictions. Required conditional use permit for the conversion of residential to commercial or office space. Amended the circulation assessment permit requirements to exempt projects that contain no less than 15% of units dedicated to very-low income and 10% to low and 25% to moderate, or 50% of units dedicated to senior or disabled persons. Amended commercial and industrial districts to allow live/work. Key Outcomes: Two units developed over commercial in the Downtown.</p>

Implement Mixed Use Development Opportunities	H6.E	<p><input checked="" type="checkbox"/> Fully Implemented [Date: 11/3/04]</p> <p><input type="checkbox"/> Implementation in Progress</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: See actions taken under H6.D above.</p> <p>Key Outcomes:</p>
Review of Planned Development Plans	H6.F	<p><input type="checkbox"/> Fully Implemented [Date: _____]</p> <p><input checked="" type="checkbox"/> Implementation in Progress - Ongoing</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Ord. Nos: 950, 951 & 952 Dates: 10/4/06, 12/6/06 & 7/16/08; Reso Nos: 46/06 & 48/06 Dates: 9/20/06 for both</p> <p>Actions Taken: Completed with both CLASP PD (10/4/06) and Sanitary District Site PD (12/6/06). Have had discussions with manager for the Bon Air Center and the new owner of the Larkspur Landing Shopping Center.</p> <p>Key Outcomes: Diversity of housing types included in plans for both CLASP Subarea 3 and for the Sanitary District Property.</p>
Facilitate Development at Potential Housing Opportunity Sites	H6.G	<p><input checked="" type="checkbox"/> Fully Implemented [Date: various]</p> <p><input type="checkbox"/> Implementation in Progress</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: See H6.D and F above and related programs below.</p> <p>Key Outcomes: Approved Omnibus Zoning Text Amendments, CLASP, project on Sanitary District Property, and Preliminary Plan for CLASP Subarea 3 (Niven Property)</p>
Implement Actions to Address Remaining Very Low Income Housing Need	H6.H	<p><input type="checkbox"/> Fully Implemented [Date: _____]</p> <p><input checked="" type="checkbox"/> Implementation in Progress -Ongoing</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: Discussions with all applicants and potential developers to encourage/assist as necessary. Applicants have been meeting the City's Inclusionary Housing Ordinance and have not requested density bonuses. Both clustering (e.g., Monahan and EAH projects) and second units (Niven Site w/CLASP) have been incorporated into project proposals. Fees were reduced for the EAH project on Drakes Way (part of the Monahan/EAH project).</p> <p>Key Outcomes: Developments approved pursuant to the City's Housing Element including EAH's project for 24 very-low income household units.</p>
Implement Actions for Blue Rock Inn	H6.I	<p><input checked="" type="checkbox"/> Fully Implemented [Date: 6/04]</p> <p><input type="checkbox"/> Implementation in Progress</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: June 2004</p> <p>Actions Taken: Approved rehab of fire damaged building and approved legalization of 11 affordable housing units.</p> <p>Key Outcomes: After fire in building, retained 14 existing legal units and legalized 7 very low and 4 low income units.</p>

Implement Actions for the North End of Magnolia Avenue and other Commercial Zoned Lands	H6.J	X Fully Implemented [Date: 11/3/04] <input type="checkbox"/> Implementation in Progress <input type="checkbox"/> Not Implemented	Res./Ord. No: 939 Date: 11/3/04 Actions Taken: See H.6.-D above. Key Outcomes: Amended development standards to provide more flexibility relative to density and parking for housing over commercial.
Implement Actions for the Monahan/EAH Project on East Sir Francis Drake and Larkspur Landing Circle	H6.K	X Fully Implemented [Date: 8/6/03] <input type="checkbox"/> Implementation in Progress <input type="checkbox"/> Not Implemented	Res./Ord. No: see para below Date: _____ Actions Taken: Monahan: Project Approved Ord. 923 (8/6/03); applicant requested amendment Ord. 947 (8/17/05). EAH: Project Approved Ord. 922 (8/6/03); applicant requested amendment Ord. 958 (7/18/07) Key Outcomes: Approved projects with 24 very-low income units and 23 market rate
Implement Actions for the Sanitary District Property off of Larkspur Landing Circle	H6.L	X Fully Implemented [Date: 12/6/06] <input type="checkbox"/> Implementation in Progress <input type="checkbox"/> Not Implemented	Ord. No: 951 Date: 12/6/06 Actions Taken: General Plan Amendment/Rezoning and Precise Plan approval. Key Outcomes: Approved project with 126 units (12 low-income units, 13 moderate income units, and 101 above-moderate income units).
Implement Actions for the Casillas de Larkspur Site at 220/224 Lower Via Casillas	H6.M	X Fully Implemented [Date: 2004/2005] <input type="checkbox"/> Implementation in Progress <input type="checkbox"/> Not Implemented	Res./Ord. No: _____ Date: _____ Actions Taken: Building permits issued for six dwelling units in fall 2004. Project completed in 2005. Key Outcomes: Six above-moderate income units on steep infill parcel.
Implement Actions for the College of Marin Site (Potential Housing Opportunity Site)	H6.N	X Fully Implemented [Date: _____] <input type="checkbox"/> Implementation in Progress <input type="checkbox"/> Not Implemented	Res./Ord. No: _____ Date: _____ Actions Taken: A number of discussions with the College of Marin. The College is not interested given their modernization project that was planned at the time and is underway. Key Outcomes:

Implement Actions for the Conversion of Existing Market Rate Housing to Affordable Housing	H6.O	<p><input checked="" type="checkbox"/> Fully Implemented [Date: _____]</p> <p><input type="checkbox"/> Implementation in Progress</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: Developer proposed such a conversion; however, it would have impacted a number of residents that would not qualify for the very-low and low income categories, but yet did not have the income to relocate. In the Bon Air/Spyglass Hill area, such a program would impact existing residents for which it would be difficult to find alternative housing. The existing housing stock, though considered to be market rate, serves a specific moderate-income population that would not find housing in Martin if they were to relocate.</p>
Implement Actions for the Tiscornia Winery Site and the McLaren Property off of Estelle Avenue (Potential Housing Opportunities Sites)	H6.P	<p><input checked="" type="checkbox"/> Fully Implemented to the extent feasible by the City. [Date: _____]</p> <p><input type="checkbox"/> Implementation in Progress</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: The Tiscornia site requires no rezoning or general plan amendments. The zoning allows for the units proposed in the HE. The property owners are not interested in developing the property at this time. The owner of the McLaren property submitted an application but did not pursue it further as environmental review was required. The site has constrained access & potential creek impacts. Though a general plan amendment for the property was not approved, the four affordable units could be accommodated under the current zoning for the Downtown, North Magnolia and on sites North of Corte Madera Creek. Further, the Sanitary District site has provided one additional mod-income unit over that proposed in the HE, & the additional 3 units could be accommodated under the existing zoning for the McLaren property as 2nd units. Above Mod projection has been met thru the increased housing (5) on the Sanitary District site over that projected in the HE and on scattered lots.</p>
Enact Density Bonus Zoning and Other Incentives	H7.A	<p><input type="checkbox"/> Fully Implemented [Date: _____]</p> <p><input type="checkbox"/> Implementation in Progress</p> <p><input checked="" type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: A density bonus ordinance was drafted, but not adopted due to changes in the State law, at the time, and the resulting confusion. City refers to the State law and may consider adopting a density bonus ordinance in the future.</p> <p>Key Outcomes: Create flexibility for well-designed affordable housing development.</p>
Impose Resale or Rent Controls on Affordable Housing Units	H7.B-C	<p><input type="checkbox"/> Fully Implemented [Date: _____]</p> <p><input checked="" type="checkbox"/> Implementation in Progress-Ongoing</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: Ongoing.</p> <p>Key Outcomes: Preserve affordable units.</p>
Participation by Property Owners in Federal Programs	H7.D	<p><input type="checkbox"/> Fully Implemented [Date: _____]</p> <p><input checked="" type="checkbox"/> Implementation in Progress-Ongoing</p> <p><input type="checkbox"/> Not Implemented</p>	<p>Res./Ord. No: _____ Date: _____</p> <p>Actions Taken: Ongoing.</p> <p>Key Outcomes: Increase number of affordable units.</p>

Revise Inclusionary Housing Regulations	H7.F	<p>X Fully Implemented [Date: 3/16/05] <input type="checkbox"/> Implementation in Progress <input type="checkbox"/> Not Implemented</p>	<p>Ord. No: 941 Date: 3/16/2005 Actions Taken: Amended Inclusionary Housing policies and regulations pursuant to HE Program H7.F. Outcomes: Developers/applicants have met the provisions of the inclusionary housing ordinance.</p>
Work with Marin Housing Authority	H7.G	<p>Fully Implemented [Date:] X Implementation in Progress - Ongoing <input type="checkbox"/> Not Implemented</p>	<p>Ord. No: Date: Actions Taken: City continues to contract with the Marin Housing Authority for management of affordable housing stock. Outcomes: Implement agreements to maintain affordability of deed restricted housing units. Key</p>
Priority Processing & Waiver/Defer Development Fees	H7.H-I	<p>Fully Implemented [Date:] X Implementation in Progress - Ongoing <input type="checkbox"/> Not Implemented</p>	<p>Ord. No: Date: Actions Taken: Both priority processing and fee waivers have been granted for affordable housing projects (e.g., EAH's Drakes Way project for 24 affordable housing units). Key Outcomes: Facilitate and reduce the cost of affordable housing development.</p>
Legalization of Existing Second Units	H8.A	<p>Fully Implemented [Date:] Implementation in Progress - Ongoing X Not Implemented</p>	<p>Ord. No: Date: Actions Taken: City Council maintained position that it did not want to grant amnesty to persons that violated the law. When illegal second units are discovered, staff tries to work with the applicant to apply for appropriate permits to legalize, if possible. Key Outcomes: When appropriate, legalization of second units without amnesty.</p>
Amend the Second Dwelling Unit Ordinance	H8.B	<p>X Fully Implemented [Date: 7/2/03] <input type="checkbox"/> Implementation in Progress <input type="checkbox"/> Not Implemented</p>	<p>Ord. No: 921 Date: 7/2/03 Actions Taken: Amended Second Dwelling Unit regulations to address provisions outlined in HE Program H8.B. Key Outcomes: Second dwelling units proposed and approved as anticipated in HE.</p>
Sewer and Water Hook-Up Fees for Second Units	H8.C	<p>X Fully Implemented [Date:] Implementation in Progress - <input type="checkbox"/> Not Implemented</p>	<p>Ord. No: Date: Actions Taken: City supported efforts of other local jurisdictions to reduce hookup fees for second units as long as it was conditioned upon the affordability of the units. Key Outcomes: Facilitate and reduce the cost of affordable housing development.</p>

Second Unit Requirement for Large Houses	H8.D	<input type="checkbox"/> Fully Implemented [Date: _____] <input type="checkbox"/> Implementation in Progress <input checked="" type="checkbox"/> Not Implemented	Res./Ord. No: _____ Date: _____ Actions Taken: Has not been a priority given that the number of second dwelling units anticipated has occurred. Further, many large homes are proposed on lots on steep slopes where parking is difficult both on-site and off-site, and residents have concerns about wildland fires and increases in households within the area, particularly within Madrone Canyon. Therefore, this program has not been pursued. Key Outcomes:
Special Needs Housing	H9.A-D, F	Fully Implemented [Date: _____] <input checked="" type="checkbox"/> Implementation in Progress -Ongoing <input type="checkbox"/> Not Implemented	Ord. No: _____ Date: _____ Actions Taken: The Central Larkspur Specific Plan includes specific provisions for Senior Housing and requirements for universal design. In addition, the EAH Drakes Way project includes units that will serve the disabled; a project which was granted fee waivers by the City to assist with the financial feasibility of the project. Key Outcomes: Planned units for seniors and the disabled and maintenance of fair and equitable zoning and building codes.
Rental Units for Larger Families	H9.E	Fully Implemented [Date: _____] <input checked="" type="checkbox"/> Implementation in Progress - Ongoing <input type="checkbox"/> Not Implemented	Ord. No: _____ Date: _____ Actions Taken: At this time the City, except for fee waivers for the EAH Drakes Way Project, the City has not needed to provide financial incentives. Except for the two small units built over commercial, projects have included larger units as part of their proposed mix. Key Outcomes: Facilitates construction of housing that serve larger families.
County Programs, Emergency & Transitional Shelters, Residential Care Facilities	H9.G-I	Fully Implemented [Date: _____] <input checked="" type="checkbox"/> Implementation in Progress - Ongoing <input type="checkbox"/> Not Implemented	Ord. No: _____ Date: _____ Actions Taken: The City has provided financial assistance to Homeward Bound of Marin and allows for emergency and transitional shelters for up to six persons by right and up to seven with a use permit. The City also worked with Marin Services for Women to allow for a 40 bed residential care facility for women and women with children needing integrated recovery programs. Key Outcomes: Assist in providing housing for the homeless and a residential facility for women and children.
Emergency Housing Assistance	H10.A-B	Fully Implemented [Date: _____] <input checked="" type="checkbox"/> Implementation in Progress -Ongoing <input type="checkbox"/> Not Implemented	Ord. No: _____ Date: _____ Actions Taken: There is an ongoing need to continue to make available information regarding rental assistance as well as information regarding BMR units. It is also necessary to continue supporting programs that serve the homeless. Key Outcomes: Continued use of rental assistance programs and assistance towards addressing the homeless population.

Funding for Affordable Housing	H11.A-D	<p>X Fully Implemented [Date: 3/16/05] X Implementation in Progress - Ongoing <input type="checkbox"/> Not Implemented</p>	<p>Ord. No. 941 Date: 3/16/05 Actions Taken: The City adopted an Affordable Housing Fund and Inclusionary/In Lieu Housing Ordinance in 2005 and adopted Resolution No. 40/07 in October 2007 establishing an in-lieu housing fee for residential developments. The City also continues to maintain contacts with nonprofit housing organizations. By writing support letters and attending meetings, the City was supportive in EAH's efforts at obtaining State Funding for the Drakes Way project. Key Outcomes: The Drakes Way project is currently under construction. Regulations have been established which have required developers of 15 or more units, to provide 20% affordable housing within their development. Further, an in lieu is established for future projects of 5 to 14 units.</p>
Energy Conservation	H12.A	<p>X Fully Implemented [Date: 8/15/07] X Implementation in Progress -Ongoing <input type="checkbox"/> Not Implemented</p>	<p>Ord. No. 956 Date: 8/15/07 Actions Taken: In August of 2007, the City adopted a Green Building Ordinance to require Greenbuilding components in proposed developments. The also continues to review developments relative to energy conservation principles and regulations. Key Outcomes: More energy efficient housing.</p>
Effective Implementation & Monitoring	H13.A-E	<p>X Fully Implemented [Date:] X Implementation in Progress -Ongoing X Not Implemented</p>	<p>Ord. No: Date: Actions Taken: The City has conducted annual reviews of its Housing Element with more comprehensive reviews each year. Updates of the Housing Element have not occurred, but a comprehensive update is currently underway to bring the Element into conformance with the latest Housing Element regulations. Programs C, D and E that encouraged the City to coordinate with and support of a Countywide Housing Assistance Team, a permanent County "Affordable Housing Strategist" position, and establishment of a countywide housing data clearinghouse, has not occurred as identified in the Housing Element but has occurred on a more informal level particularly through the Marin County Housing Workgroup that has been meeting monthly to address current issues. Key Outcomes: Ongoing review of the Element and coordination with the County and other jurisdictions.</p>

